



# MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

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## Storage Sheds: *Not for Commercial Use* (Exemption Criteria)

- A.) **Storage Sheds:** U occupancy, one-story (no lofts allowed), detached accessory structure used as a barn, carport, tool shed, greenhouse, garage or other similar utility use. **No living spaces, plumbing, or mechanical fixtures are allowed.** A storage structure is customarily of incidental use to a dwelling and shall be unheated. Structures used for other than storage purposes, and/or provided with plumbing or mechanical fixtures shall require a permit for the structure and fixtures.
- B.) **Per IRC section R105.2:** Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in a manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. This includes current building code standards for foundations, walls and roof systems.
- C.) **Structural Requirements:** Exempt sheds must not exceed the following:
- ◆ Maximum 200 sq. ft. of space measured from wall corner to wall corner, or post-to-post at the outside perimeter (footprint) of the structure.
  - ◆ A single story structure (a loft is considered a second story)
  - ◆ Maximum 10' wall or post height
  - ◆ Overhangs are not counted in the 200 square foot perimeter, but are considered for setback distances.
- D.) **Setbacks:** Structure must be a freestanding detached unit with a minimum setback from all other structures of 5' between roof overhangs. Property line setbacks must meet the requirements of the Planning Department.

### NOTE:

When a structure meets the requirements for exemption from a building permit it does not mean that it is exempt from the requirements of other departments. You must also check with Planning and Environmental Health to make sure you meet all requirements of each department prior to placement. The Planning dept. may require a permit or variance and review if you do not meet the setbacks from property lines or critical areas.